



Fully Modernised Serviced Office

TO LET

**1A PARKER STREET
BURNLEY
LANCASHIRE
BB11 1AU**

666 Sq Ft (61.87 Sq M)

- All bills such as gas, electricity, water etc included
- Convenient location on the edge of Burnley Town Centre within 5 minutes drive of the M65
- Good quality fixtures and fittings throughout

Location

The property is situated on Parker Street close to its junction with Bank Parade and Kings Way. The premises are within walking distance of Burnley town centre and its amenities and easy access to the M65. Other occupants in the immediate area include a mix of offices, the Post Office sorting office, with some residential premises and adjacent is a large car park.

Description

The property comprises of a substantial fully modernised and fully serviced first floor office with shared kitchen and WC facilities. The property has recently been refurbished to a good standard and includes features such as an exposed natural stone feature wall and large Velux skylights, which allow light to flood the room. Car parking is available in the surrounding area and the property has the benefit of gas central heating. The property is fully alarmed and includes CCTV and an intercom.

Accommodation

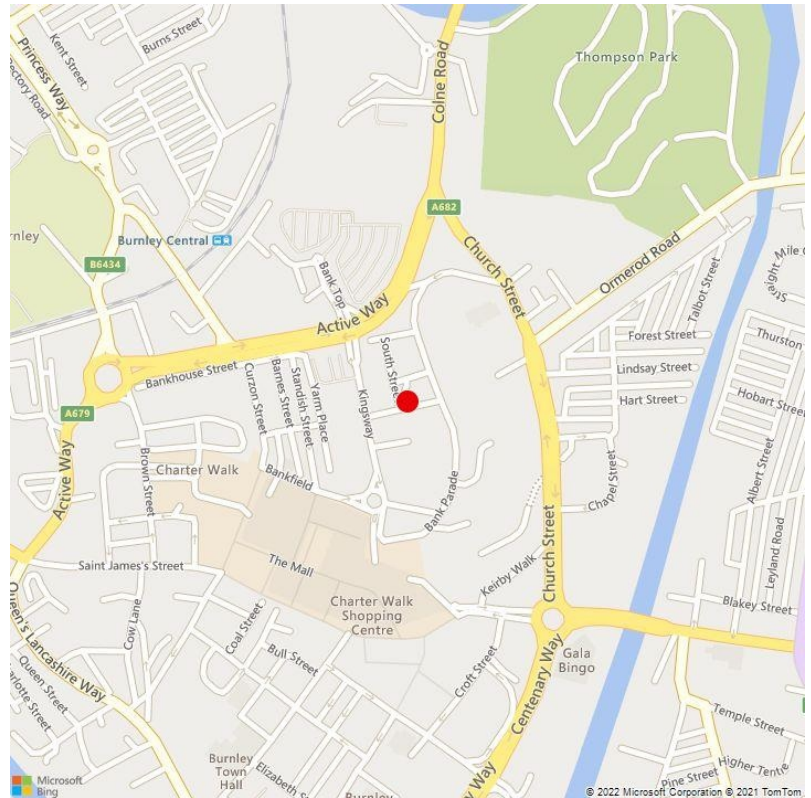
Open Plan First Floor office

Services

The property has the benefit of all mains services including gas central heating. All services costs are included in the annual rent.

Services Responsibility

It is the prospective tenant's responsibility to ensure the services provided are of adequate capacity and suitable for their purpose.



Planning

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£10,000 (ten thousand pounds) per annum

Fully serviced office and rent includes gas, electric, water charges, internet charges and cleaning.

Terms

To be agreed.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.